159.0	0012	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,600 / 982,600
					USE VALUE:	982,600 / 982,600
					ASSESSED:	982,600 / 982,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEIBRING MARK A & ANGEL R
Owner 2:	
Owner 3:	
Street 1:	244 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 3047 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	541,600		441,000	982,600
Total Card	0.161	541,600		441,000	982,600
Total Parcel	0.161	541,600		441,000	982,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.46 | /Parcel: 322.46

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106370
GIS Ref	
GIS Ref	
Insp Date	05/31/16

!12479!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0012-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	541,600	0	7,000.	441,000	982,600		Year end	12/23/2021
2021	101	FV	525,800	0	7,000.	441,000	966,800		Year End Roll	12/10/2020
2020	101	FV	525,800	0	7,000.	441,000	966,800	966,800	Year End Roll	12/18/2019
2019	101	FV	384,900	0	7,000.	441,000	825,900	825,900	Year End Roll	1/3/2019
2018	101	FV	384,900	0	7,000.	371,700	756,600	756,600	Year End Roll	12/20/2017
2017	101	FV	384,900	0	7,000.	340,200	725,100	725,100	Year End Roll	1/3/2017
2016	101	FV	380,400	0	7,000.	289,800	670,200	670,200	Year End	1/4/2016
2015	101	FV	338,700	0	7,000.	252,000	590,700	590,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:52:02

LAST REV

Date	Time
09/06/16	15:44:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12479

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARRIER CRAIG/E	27964-436		12/11/1997		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	106370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2015	129	Add Bath	24,500					Add half bathroom.
4/28/2011	351	Wood Dec	11,800					ROOF DECK
3/11/2008	230	Manual	15,000			G9	GR FY09	construct vestibul
8/9/2007	675	Addition	188,000			G9	GR FY09	RANCH TO COLONIAL

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2016	Meas/Inspect	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
12/11/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08138871
Const Adj.:	0.99989998
Adj $ / SQ:	140.566
Other Features:	129569
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	607193
Depreciation:	65577
Depreciated Total:	541616

COMMENTS

SCUTTLE HOLE. LFT=LOFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

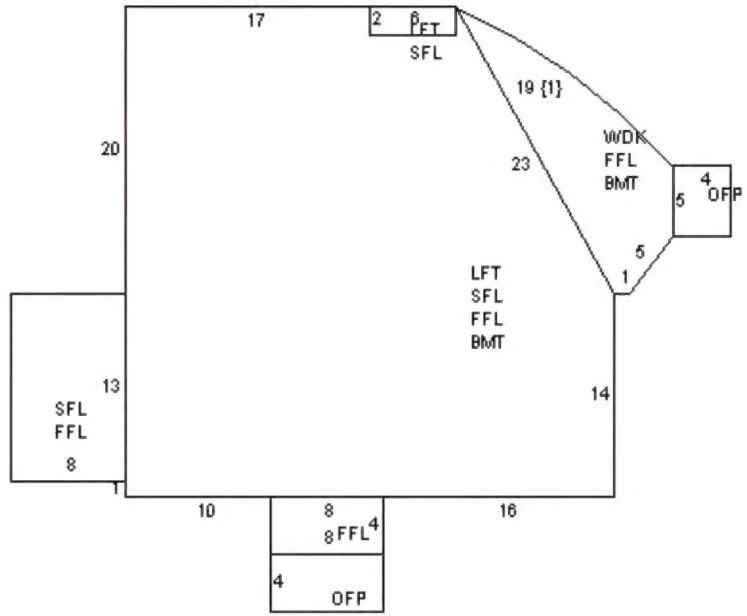
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.62
Special Features:	0	Val/Su Net:	143.02
Final Total:	541600	Val/Su SzAd	222.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	140.570	180,487
SFL	Second Floor	1,150	140.570	161,651
BMT	Basement	1,148	61.670	70,801
WDK	Deck	114	14.770	1,684
OFP	Open Porch	52	44.000	2,288
LFT	Loft	39	140.570	5,514

Net Sketched Area:	3,787			Total:	422,425
Size Ad	2434	Gross Area	4794	FinArea	3047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	
LFT	25				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0012-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	